

DISTRICT III ADVISORY BOARD

MINUTES

Wednesday, December 5, 2001

7:00 p.m.

Colvin Neighborhood City Hall, 2820 S. Roosevelt

Members Present

Bill Ward
John Kemp
Phil Bloomquist
Jim Gulick
Judy Dillard
Phyllis Hall
Gene Fuhr
Lois Ann Newman
Matt Foley

Members Absent

Jim Skelton
One board vacancy

No guests were present

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:00 p.m.

Approval of Minutes

The minutes of the November 7, 2001 meeting were unanimously approved. Bloomquist (Foley)

Action: Approved by vote of 9-0.

Public Agenda

None presented

Planning Agenda

1. Scott Knebel, Planning Department presented an off agenda planning case number ZON2001-00066. It is a request for a zone change from "SF-5" Single-Family Residential and right-of-way to "GC"; General Commercial. The situation is somewhat unusual as the property, located north of MacArthur and east of I-135, has been developed with a single family residence as well as a vehicle storage yard and a self-service storage warehouse business since between 1977 and 1983.

The owner-operators, Ralph and Cheryl Shaver were unaware of the zoning discrepancy until recently and have applied for the change to "GC" in order to be in compliance with zoning laws. The development of their property is similar to surrounding property utilization, there is a self-

service storage warehouse and a body shop to the east, a manufactured home park to the south, and major barriers to the north, Arkansas River and I-135 to the west. Storage uses on the subject property are consistent with the zoning, uses and character of the neighborhood.

Planning staff recommend the application be approved subject to screening standards of the Unified Zoning Code and the Landscape Ordinance requirements. They also require screening along the west property line adjacent to the I-135 right-of-way of evergreen vegetation that will grow to a minimum height of 30 feet at maturity.

The owners, **Ralph and Cheryl Shaver** of 1002 E. MacArthur Wichita, KS., appeared before DAB III as they oppose the requirement for the evergreen vegetation. **Mr. Shaver** states he had no idea his property zoning was out of compliance and he never received a complaint. He contends that other similar properties along MacArthur don't have the required vegetation. He states that planting trees across the back of his property will take up about ¼ of his property and reduce his available storage area.

Dillard states she is very supportive of screening requirements but does not believe 30' tall trees are going to be tall enough to block the view from I-135 as it is elevated above Shaver's property. **Foley** asked Shaver if he would agree to a berm, then **Bloomquist** asked if Shaver would agree to build a berm and plant trees across the front of the property. **Foley** reminded the group the only staff requirement was evergreen screening across the I-135 side. **Knebel** clarified that "GC" zoning requires fencing along MacArthur, the south property line and across the back of the property.

Dillard (Bloomquist) moved that DAB III approve the zoning change application but exempt Shavers from planting evergreens along I-135 and making sure the MacArthur street landscaping meets planning requirements.

Action: The motion passed unanimously (9-0).

Bill Ward asked about Spencer Gardens, recently built storage on Pawnee between Oliver and George Washington Boulevard. The neighbors were told that doors were not needed on the large garages along the south of the property because they wouldn't be seen, however that is not the case. Requests follow up on conditions of approval for that project and are they being met.

Action: Staff will follow up on this concern.

Public Works Agenda

None presented

Board Agenda

2. Community Police Report. **Mike Roats, Wichita Police Officer on 23 Beat** made an informative presentation, based on information gleaned from District III maps reviewed this very evening he is no longer assigned to District III instead he is now in District I. Currently there is a shortage of officers with WPD, 20 are on light duty or injured and 11 were called up for active duty. Officers specifically assigned to Community Policing have been reassigned to patrol duties. A new group of trainees are coming out tomorrow for 8 week long street training and

another class will graduate in March. He reminded everyone this is a difficult time of the year, he works security at Wal Mart and says he's seen an increase in shop lifting along with robberies.

Hall asked him if there is known gang or drug activity why don't the Police do something about it. Officer **Roets** recommends citizens call the bureau with their concerns but response may be tempered by manpower cut backs but it is important to call Patrol East. He said he worked the drive by shooting/murder at 2616 Jewett that occurred just recently. There are three different gangs living in an area around Del Mar and it is a very volatile situation. **Foley (Kemp)** moved DAB III extend heartfelt appreciation for Officer Roets as he moves to 23 Beat. Board requests a letter of appreciation be written for Officer Roets.

3. Foley gave a Neighborhood Update for Hilltop Manor. He said recently he had scheduled meetings at their Neighborhood Center but when he arrived the "Director" of the center was not there the janitor let them in but he was unable to access the large meeting room. He said that there is a problem utilizing the building for meetings and on that particular evening everyone stood in the Head Start room for the meeting. Matt stated he had requested a copy of the agreement for the center from Joe Lang but hadn't received it. He said there is a problem accessing the center and requested help with it.

Action: Staff will look into the situation and report back.

Staff Reports

4. Neighborhood Assistant Vicki Mork presented follow up from Paul Gunzelman Traffic Engineer regarding a possible crosswalk at Pawnee and Cheyenne. Based on John Kemp's estimate that only about 20 preschool students live north of Pawnee and they are brought to school by their parents in cars there is no basis for a crosswalk placement there.

5. Matt Jordan, Assistant to the City Manager arrived with David Warren, Director of the Water-Sewer Department; Doug Kupper, CPRP, Director of Park and Recreation; Gene Rath, Assistant City Engineer with Public Works Department; and Jay Newton, Senior Budget Analyst with Finance Budget Department to present information about the 2002-3 Capital Improvement Program.

Matt explained the CIP program was developed through a 5 step process with public input and a 3 step review process for each project. The proposed 2002-2011 CIP covers a 10 year period, however the active portion of the plan is from 2002-2003. The remaining years serve as information for citizens and neighborhoods. In late January the City Council will adopt the plan. The 2002-2004 period will spend \$70 billion. Some of the highlights of the plan include \$468 billion for 90 different major road improvements over the next 10 years; \$30 million for core and downtown riverbank improvements; \$48 million for park and recreation improvements; \$51 million for storm water improvements; \$282 million for Kellogg expansion both east and west and the Northwest by-pass; \$23 million is earmarked for transit; and \$215 million for airport expansion of both Mid-Continent and Jabara airports. Finally \$255 million allocated for a 50 year water supply and \$173 million dedicated for sewer maintenance and expansion for state of the art sewer treatment.

Specifically proposed District III improvements include enhancement of Harry Street from Oliver to Woodlawn, replacement Pawnee Street bridge, and additions to Herman Hill Park.

DAB board member **Jim Gulick** asked about water main replacement in his neighborhood as he had been without water at least twice and one of those was for an extended period of days. **Dave Warren** said they reevaluate water lines in a number of ways on an annual basis. He will check out the situation in Jim's neighborhood tomorrow and let staff know so it can be passed on.

Ward commented on the great job the water crew did replacing water line on his street. He said they were fast, efficient and tidy.

Foley asked how these budget projections would be affected by the current dim economic projections of a recession? **Jordan** replied that they did not anticipate a reduction in federal funding at this time however, state funds may be a bigger concern and the City may have to reevaluate some of the transportation/infrastructure repairs dependent upon state revenues. They are keeping a watchful eye on state funding. The city expects to receive \$70 million from the state for expansion of Kellogg and \$50 million has been pledged for the railroad overpasses. The city is eager to get these projects underway.

Matt explained the property sales tax forecast calls for a return to a more normal growth rate. There has been phenomenal growth in property tax recently, 2 to 3 times the usual annual growth. However, they aren't looking for 7.5-9.5% increase to continue expect it will be more like 3.5%. Growth in the sales tax revenues is estimated at 2.7-3%. The states has changed the distribution formula and the city feels the change will be beneficial to Wichita.

Matt continued by reminding us we already made it through the past 6 months of recession and the city allows for this by using conservative estimates for budget numbers in order to maintain business during unforeseen hard times. The city uses conservative revenue projections and aggressively seeks funding from other sources.

Foley asked about the water lines in the heart of the city and asked if some lines were hollowed out logs. **Dave Warren** replied that no logs were being used any longer. He stated that from 1989-1995 all of Wichita's downtown water supply had been replaced. Other replacements were made as evaluations were ongoing.

Hall asked about Planeview sewer reconstruction. **Warren** stated that \$1 million in work had already been done but further plans were on hold due to reevaluating the Planeview revitalization plan. **Dillard** asked about funds for Plant 1. **Warren** responded the improvements will continue as it will serve as a major pumping station even though solids were no longer processed there. Some parts of the old sewer treatment system have to be removed and demolished.

The South Broadway fire station property has been acquired and the plans are being drawn up the construction is to begin next year. The Fire Station to be moved from George Washington Boulevard to Pawnee is not so far along, that land has not yet been acquired. In terms of priorities, the first 5 fire stations will be done by 2003 and the next 5 will be undertaken after that.

Ward asked about the pollution in the river and **Warren** replied that water & sewer was working with Environmental Health. Phase I Evaluation of the problem has occurred and they are now into Phase II Identifying Remedial Efforts.

Foley asked about pocket parks and green belt development for Hilltop Manor. He was told that until further development plans for Hilltop are finalized that lighting and parks are on hold. **Kupper** stated that future lighting evaluations would be done in conjunction with the Hilltop Association.

Newman commented on the deficiencies of public transportation through Wichita's Metropolitan Transit Authority. She also asked about improvements to the greenhouse in Linwood Park. She requested clarification about the 1% sales tax implemented in 1985. She was informed that it was not implemented with an end date, it will continue indefinitely. Half of the revenue is earmarked for road improvements and the other half goes to the general fund to offset the mill levy.

Council member Lambke pointed out as everyone asked about projects of interest to them that \$6 million was given to the Cinema project in Old Town for beautification. He says that these projects all represent choices and DAB III might want to be more vigilant about these type of projects in the future.

Newman suggests that the City look at Bayley Street, finally some of the weeds were cut but more needs to be done. **Kupper** responded that the problem is that some of the weeds are on RR right-of-way and he doesn't want the RR to come in and spray weed killer on his plantings just beyond the right-of-way. He has instructed his staff to keep up with the RR weeds to avoid that response. **Newman** requests that tennis courts be built close to Hamilton and that Boston street be closed off and vegetation grown over.

Kemp asked when the city would finish rebuilding downtown. **Jordan** responded that after the riverbank project the only future projects are for parking after 2004. Of course, the council may decide otherwise.

In closing **Newman** stated she would like to see the John Mack Bridge on S. Broadway included in the river corridor revitalization along with a foot bridge from Herman Hill Park to O.J. Watson Park. **Kupper** didn't hold out much hope for that scenario but he advised Hall that Leah Hoffman would be in touch with her regarding the development of Whitney Park, a mini-park scheduled for Planeview. He wants local residents and home owners to have input for improvements.

The DAB III members were advised that if they had further questions regarding CIP that they could submit questions through Staff Member, Vicki Mork.

Kemp(Gulick) moved for adjournment at 8:49 pm.

